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ADOPTED

MEMORANDUM

JANUARY 31, 1991

TO: BOSTON REDEVELOPMENT AUTHORITY, AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
VICTOR KAREN, DEPUTY DIRECTOR
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: CHARLESTOWN NAVY YARD --
MINOR MODIFICATION OF THE
CHARLESTOWN URBAN RENEWAL PLAN

**EXECUTIVE
SUMMARY:**

THIS MEMORANDUM REQUESTS APPROVAL OF MINOR MODIFICATIONS TO THE CHARLESTOWN URBAN RENEWAL PLAN IN ORDER TO EFFECTUATE REDEVELOPMENT OF PARCELS 4, 6 AND 7 IN THE CHARLESTOWN NAVY YARD PURSUANT TO THE AUTHORITY'S PRIOR FINAL REDEVELOPER DESIGNATIONS FOR THESE PARCELS.

On October 11, 1990, the Boston Redevelopment Authority voted to adopt the Charlestown Navy Yard Master Plan. In addition, the Authority granted final designation to Immobiliare New England as redeveloper of Parcel 4 and Parcel 6 in the Charlestown Navy Yard and to Charlestown Holdings Incorporated, an affiliate of Immobiliare New England as redeveloper of Parcel 7 in the Charlestown Navy Yard.

Since that time, the Zoning Commission approved the Authority's recommendation for new zoning for the Navy Yard on December 11, 1990. In response to a Notice of Project Change, the Commonwealth of Massachusetts Executive Office of Environmental Affairs determined on January 2, 1991 that the construction of a hotel on Parcel 4, the first biomedical research building on Parcel 7 and the marina on Pier 9 could proceed without the need for a Supplemental EIR. Closure is expected in the near future of the Massachusetts Historical Commission review with respect to potential impacts and mitigation of the proposed redevelopment on historic resources under Section 106 of the National Historic Preservation Act.

Accordingly, it is timely to make minor modifications to the Charlestown Urban Renewal Plan to assure that the requirements of the plan are made current with the Authority's final redeveloper designations for Parcels 4, 6 and 7 in the Charlestown Navy Yard.

An appropriate vote follows:

VOTED: That the Authority hereby adopts the attached resolution re: Modifications to the Urban Renewal Plan of the Charlestown Urban Renewal Area, Project Number Mass R-55 and Authorization to Proclaim by Certificate these Minor Modifications.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: MODIFICATIONS TO THE URBAN RENEWAL PLAN OF THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NUMBER MASS. R-55 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project Number Mass. R-55, (the "Plan") was approved on March 25, 1965 and amended to include the Charlestown Navy Yard as part of the Project Area on July 19, 1977; and

WHEREAS, Section 1201 of said Plan, entitled "Amendment", provides that the Plan may be modified by the Authority; and

WHEREAS, it is the opinion of the Authority that the modifications set forth below with respect to Parcel NY-2 and Parcel NY-4 of the Charlestown Urban Renewal Area are consistent with the objectives of the Plan; and

WHEREAS, it is the further opinion of the Authority that the proposed amendments to the Plan set forth below do not substantially or materially alter or change the Plan; and

WHEREAS, the proposed amendments to the Plan are minor modifications and may be adopted within the discretion of the Boston Redevelopment Authority pursuant to said Plan; and

WHEREAS, the proposed amendments to the Plan set forth below are necessary to effectuate the redevelopment of Parcel NY-2 and Parcel NY-4; and

WHEREAS, Section 602A of the Plan sets forth the land use and building requirements applicable to the Parcels within the Charlestown Navy Yard section of Charlestown added to the Charlestown Urban Renewal Area by prior amendment and the Table of Land Use Requirements and the Standards and Controls of Section 602 do not apply thereto; and

WHEREAS, the Boston Redevelopment Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed modifications will not result in significant damage to or impairment of the environment and, further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment; and

WHEREAS, notice required to be given by the Boston Redevelopment Authority prior to the amendment of the Charlestown Urban Renewal Plan contained herein has been duly given and opportunity to be heard before the Authority has been afforded as required under the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. Section 602A, entitled "Navy Yard Land Use Objectives," of Chapter VI, entitled "LAND USE AND BUILDING REQUIREMENTS," of the Charlestown Urban Renewal Plan, Project No. Mass R-55 is hereby amended as follows:

1. Parcel NY-2. The following shall be added to Section 602A at the end of the second sentence of the subsection "Parcel NY-2, A. Permitted Uses" after the words "retail, public, and residential":

", and, in addition, within the portion of the Parcel to the northeast of Sixteenth Street, research and development and general office uses."

2. Parcel NY-4. The following shall be added to Section 602A at the end of the second sentence of subsection "Parcel NY-4, A. Permitted Uses":

", and, in addition, within the portion of the Parcel northeast of Sixteenth Street, research and development, office and parking uses.";

2. That the proposed modification is found to be a minor modification which does not, substantially or materially, alter or change the Plan;

3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect; and

4. That the Director be, and hereby is, authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.

